

Approved
MINUTES OF THE REGULAR PLANNING BOARD MEETING
MONDAY, JULY 27, 2009
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM

President Kohlstrand called the meeting to order at 7:09 p.m.

FLAG SALUTE: Board Member Cook

ROLL CALL:
PRESENT: President Kohlstrand, Vice-President Ezzy Ashcraft,
Board members Cook, Cunningham, and Lynch.

ABSENT: Board member Autorino

STAFF PRESENT: Jon Biggs, Planning Manager; Farimah Faiz,
Assistant City Attorney, Erin Garcia, Recording
Secretary

MINUTES:
Minutes from the meeting of March 9, 2009
Motion to Approve as Amended:
Approved as Amended 5-0.
Minutes from the meeting of March 23, 2009
Motion to Approve as Amended:
Approved as Amended 5-0.
Minutes from the meeting of May 11, 2009
Motion to Approve as Amended:
Approved as Amended 5-0.
Minutes from the meeting of June 8, 2009
Motion to Approve as Amended:
Approved as Amended 4-0-1 (Lynch abstained).
Minutes from the meeting of July 13, 2009
Motion to Approve as Amended:
Approved as Amended 5-0.

5. AGENDA CHANGES AND DISCUSSION:

Motion to continue item 9-B to the meeting of August 24, 2009
Board member Cunningham motioned, Board member Cook seconded motion to
approve. Approved 5-0.

6. STAFF COMMUNICATIONS:

6-A Future Agendas
Staff presented the future agendas for summer/fall.

6-B Zoning Administrator Report – The Zoning Administrator approved a Use Permit for 2418 Buena Vista on July 17, 2009, to legalize the existing residential use to legal non-conforming.

7. ORAL COMMUNICATIONS:

- * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

Board member Lynch motioned to limit speaker times to three minutes, seconded by Board member Cunningham. Motion passed.

The following members of the public spoke to the proposed banquet facility at 1051 Pacific Marina.

M. Scheck, Vice President Encinal Yacht Club, seconded comments raised in a letter to the Planning Department by Encinal Yacht Club. He raised concerns about the lack of parking and insufficient parking study. He also commented on the conditions of approval and stated that the project would most likely raise significant impacts on the neighbors.

T. Cronin, resident at Pacific Marina/member of Oakland Yacht Club, is concerned that fire and emergency response teams would be unable to access the site, due to the increase in traffic and non-orderly parking due to intoxication, should an emergency arise.

M. Keen, homeowner of Marina Village, is opposed to the use permit, as the new use would increase noise, increase traffic, and render the neighborhood less desirable.

T. Charron, member of the Oakland Yacht Club, stated his dissatisfaction with the use permit review process, and submitted an advertisement that the facility was available for renting.

B. Paulsen, Pacific Marina resident, spoke against the use permit, due to noise concerns, security in the parking lot, loitering and the lack of parking in the area.

R. Minasi, Resident Manager Marina View Towers, spoke about the lack of parking available, and raised concerns about the continued advertising that the applicant has been posting, when the use permit has not been approved to date. She also states that she is concerned about the noise that the proposed use would create.

A. Alexander, Marina Village resident, spoke against the use permit, because there is only one route to access the site, parking will be significantly constrained, noise will increase, and intoxicated people will loiter.

P. Redd, Marina Village resident, seconded the previous speaker's comments, and added that the local pets would be regularly be instigated to bark once the flow of traffic starts at the end of events, and stated that she is concerned about traffic accidents in the tubes caused by intoxicated drivers. She would welcome the use as a restaurant, but not as a banquet facility.

M. Hershey, Marina Village resident, commented that the conditions of approval do not condition the manner in which they should be conducted. He stated that the conditions of approval are not clear enough.

N. Shemick, Marina Village resident, spoke in opposition to the banquet/catering facility, as the proposed use would not likely bring with it a dedicated staff who would be interested in developing and maintaining a sense of community.

J. Schulze, Marina Village HOA President, spoke in opposition to the proposed use, as it would not be a good neighbor to the existing community, would increase loitering, and would reduce parking access. She also stated that if the project were to get approved, that a resident manager be responsible and available at all times to address neighbor's concerns, so that the HOA would not have to call Alameda Police for each nuisance.

S.McDonald, Marina Village resident, stated that another use, similar to the proposed use, already exists in very close proximity and that the neighborhood may be overburdened with another facility.

L. Cardoza, Vice Commodore at Oakland Yacht Club, spoke against the project, due to concerns about safety, security, noise, parking and he stated that the current conditions of approval are not specific enough.

D. Carroll, spoke against the project, he stated that proposed use would not add to the neighborhood, as it would increase noise, loitering, and would reduce parking availability.

B. Steffensen, member of the Oakland Yacht Club, spoke in opposition to the project. He raised concerns that the noise would not be contained within the facility, based on his experiences as a resident when the Tidehouse Restaurant was in operation. Furthermore, he raised concerns about parking and security if the use would move forward as proposed.

President Kohlstrand closed the public comment period.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

None.

9. REGULAR AGENDA ITEMS:

9-A Zoning Text Amendment – Applicant: City of Alameda: An amendment to the Alameda Municipal Code to require an administrative use permit in non-residential districts for temporary or permanent barriers or fences within a required setback or along a property line that faces a public street or a public access easement.

Staff presented a staff report.

Vice-President Ezzy Ashcraft corrected a typo in the draft code language.

President Kohlstrand opened the public comment period.

K. Moehring, Director WABA, supported the changes to the code. She requested that language be added requiring windguard or screening that would be applied to the chainlink fencing, if chainlink was approved.

President Kohlstrand closed the public comment period.

Board member Cunningham requested item 8 be amended to include that any screening material should be 50% opaque or see-through. He also requested that the City would ensure that fire or other emergency access be provided.

Vice-President Ezzy Ashcraft motioned, seconded by Board member Cook to recommend the change to the municipal code, as amended. Approved as Amended 5-0.

9-B Use Permit – PLN08-0479 – 1051 Pacific Marina – Charlie Zawde. Proposed banquet and catering facility in an existing building that proposes to operate between the hours of 9 am – 10 pm, Sunday through Thursday, and 9 am to 11:30 pm, Friday and Saturday.

Applicant requested continuance to August 24, 2009. Board member Cunningham motioned, Board member Cook seconded motion to approve. Approved 5-0.

10. WRITTEN COMMUNICATIONS:

None.

11. BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendize a matter of business on a future agenda.

Vice-President Ezzy Ashcraft relayed her observations from an event that she attended in the previous week and explained how the City of Portland uses green paint on the bike routes to highlight the presence of bike turn lanes and how the City of Amsterdam utilizes raised parking spaces on the road for bicycle parking.

12. ADJOURNMENT: 8:40 p.m.

Respectfully submitted,

Jon Biggs, Planning Services Manager

This meeting was audio and video taped.